

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-53/Z-84-96

01-0-1264

AN ORDINANCE TO AMEND ORDINANCE Z-84-96, AS AMENDED,
ADOPTED BY CITY COUNCIL DECEMBER 3, 1984 AND APPROVED
BY THE MAYOR DECEMBER 5, 1984, REZONING FROM THE O-I
(OFFICE-INSTITUTIONAL), O-I-C (OFFICE INSTITUTIONAL-
CONDITIONAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICTS
TO THE PD-OC (PLANNED DEVELOPMENT-OFFICE COMMERCIAL)
DISTRICT, PROPERTY LOCATED AT **3495-3525-3565 PIEDMONT ROAD,**
N.E., FOR THE PURPOSE OF APPROVING AN AMENDED SITE PLAN.
OWNER: PIEDMONT IVY ASSOCIATES, LLC
APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ESQ.
NPU-B COUNCIL DISTRICT 7

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as
follows:

SECTION 1. That the previously approved site plan governing the development of the
property at **3495-3525-3565 Piedmont Road, N.E.**, and more particularly described by
the attached legal description identified as Exhibit A, is hereby amended so as to permit
the additional construction as shown on the site plan, entitled, "Addition to Piedmont
Center, Piedmont Center, Piedmont Road" prepared by Smallwood Reynolds, Stewart,
Stewart and Associates, Inc., Architects, dated August 1, 2001 and marked received by
the Bureau of Planning August 2, 2001.

SECTION 2. In addition to the above referenced conditional site plan, this development
shall be conditioned on the stipulations shown on the attached Exhibit B, additional
conditions for Z-01-53/Z-84-96.

SECTION 3. That all other conditions governing the development of this property,
originally adopted by City Council as Z-84-96 on December 3, 1984, and approved by
the Mayor on December 5, 1984, shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance
are hereby repealed.

A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

NOV 05, 2001

NOV 14, 2001

"PIEDMONT CENTER - PIEDMONT ROAD & OLD IVY ROAD"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 62, 63, 97, AND 98 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) A DISTANCE OF 781.2 FEET NORTHWESTERLY FROM THE INTERSECTION FORMED BY THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) AND THE NORTHWESTERLY R/W OF IVY ROAD (50' R/W) AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) THE FOLLOWING COURSES AND DISTANCES: N58°21'30"W, 100.1 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 52.65 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 52.60 FEET ON A BEARING OF N58°22'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 62.15 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 62.12 FEET ON A BEARING OF N58°08'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 85.0 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 84.96 FEET ON A BEARING OF N57°50'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 199.8 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 199.79 FEET ON A BEARING OF N57°16'W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 329.6 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 328.94 FEET ON A BEARING OF N51°30'30"W); THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 125.5 FEET (SAID ARC HAVING A CHORD DISTANCE OF 125.38 FEET ON A BEARING OF N39°36'W); THENCE N39°21'W, 339.0 FEET TO A POINT; THENCE N39°33'W, 424.8 FEET TO A POINT; RUNNING THENCE N50°37'E, AND DEPARTING FROM PIEDMONT ROAD, A DISTANCE OF 437.4 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 98; RUNNING THENCE S88°04'30"E ALONG THE NORTH LINE OF LAND LOT 98 A DISTANCE OF 105.5 FEET TO A POINT; RUNNING THENCE S88°22'E, AND CONTINUING ALONG THE NORTH LINE OF LAND LOT 98, A DISTANCE OF 241.3 FEET TO A POINT; RUNNING THENCE N00°24'30"E A DISTANCE OF 405.5 FEET TO A POINT ON THE SOUTHEASTERLY R/W OF OLD IVY ROAD (30' R/W); RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY R/W OF OLD IVY ROAD (30' R/W), AND FOLLOWING THE CURVATURE THEREOF, AN ARC DISTANCE OF 195.4 FEET TO A POINT (SAID ARC HAVING A CHORD DISTANCE OF 193.55 FEET ON A BEARING OF N41°35'E; RUNNING THENCE S54°58'E A DISTANCE OF 154.2 FEET TO A POINT; RUNNING THENCE S33°01'W A DISTANCE OF 24.0 FEET TO A POINT; RUNNING THENCE S34°15'30"W A DISTANCE OF 44.2 FEET TO A

Exhibit A

1 of 2

Z-01-53/2-84-96

NT; RUNNING THENCE N86°43'W A DISTANCE OF 8.0 FEET TO A POINT;
UNNING THENCE S01°44'W A DISTANCE OF 410.9 FEET TO A POINT ON THE
SOUTH LINE OF LAND LOT 97; RUNNING THENCE S88°12'E ALONG THE SOUTH
LINE OF LAND LOT 97 A DISTANCE OF 8.0 FEET TO THE SOUTHEAST CORNER OF
LAND LOT 97 (SAID CORNER BEING THE COMMON CORNER OF LAND LOTS 97,
98, 62, AND 63); RUNNING THENCE S87°42'E ALONG THE NORTH LINE OF LAND
LOT 62 A DISTANCE OF 1343.7 FEET TO A POINT; RUNNING THENCE S39°34'30"W
A DISTANCE OF 891.3 FEET TO A POINT; RUNNING THENCE N57°27'30"W A
DISTANCE OF 9.4 FEET TO A POINT; RUNNING THENCE S31°10'W A DISTANCE OF
798.1 FEET TO THE NORTHEASTERLY R/W OF PIEDMONT ROAD (60' R/W) AND
THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 42.8 ACRES.

Z-84-96

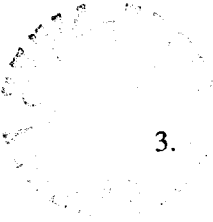
Exhibit A
Z-01-53/2-84-96

Z of Z

EXHIBIT B**ADDITIONAL CONDITIONS FOR Z-01-53/Z-84-96**

1. A landscape plan to be approved by the Bureau of Planning, to be based on the plan entitled "Planting Plan at 50'-0 Setback" prepared by Smallwood Reynolds, Stewart, Stewart and Associates, Inc., Architects, dated August 1, 2001 and marked received by the Bureau of Planning August 2, 2001, but modified to include the following conditions (with such modifications also to be made to the Site Plan as required):
 - a) A 50 foot buffer shall be provided along the Northern Property line adjacent to the Allison Drive neighborhood. Twenty feet of this area adjacent to the proposed parking deck shall be disturbed for construction activities. A 30 foot natural buffer is maintained contiguous to the residential property. Proper silt fencing and tree save fencing shall be installed to protect the natural area.
 - b) The required 30 foot natural buffer must remain undisturbed except to the minimum extent necessary to accomplish the following:
 - 1) All dead trees must be cut down and removed.
 - 2) Existing dead wood and Kudzu must be removed.
 - 3) The 50 foot buffer area shall be replanted where sparsely vegetated and where disturbed. The buffers should be replanted to meet the following standards:

The buffer must provide a visual barrier to a height of 10 feet within eighteen months of planting. To accomplish this screening, the plant materials must be a minimum of 8 feet in height at time of planting, moderately growing evergreen and have branching all the way to the ground. Slower growing trees may be used if larger caliper materials are used. All buffer plant materials are subject to approval by the City Arborist. There shall be a minimum of six planting rows within the buffer area with plants placed at a minimum of 10 feet on center.
2. In the event of any proposed administrative or other amendments to the conditional site plan referenced in Section 1 of this ordinance, the Chairperson of the Zoning Committee of the North Buckhead Civic Association shall be given five (5) days written notice in advance of any application for same.

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3. The parking deck structure shall be designed such that the exterior will provide screening to defuse all parking deck lighting and sound generated from the deck. The interior of the parking garage shall be coated with a noise-deadening material such as K-13 by International Cellulose Corporation. There shall be a combination of concrete knee walls and louvers or screening with sufficient architectural detail to provide an appropriate visual view from the residents on Allison Drive.
 4. Prior to issuance of a Land Disturbance Permit, the Developer shall provide the City of Atlanta Public Works Department with a current Hydrology Study which verifies that the current detention facilities are providing the reduction of peak flow rates during 10-year, 25-year and 100-year storm events approved by the City of Atlanta when Building 9-12 of Piedmont Center were originally developed. Further, design for storm water runoff for all new development shall be in compliance with all current requirements of the City of Atlanta for storm water management.
 5. The exterior of the deck will be painted a dark green color so it will visually recede to the background.
 6. The developer is required to designate and retain a neighborhood coordinator. This person shall be available 24/hrs, 7/days a week by cell and hard phone lines. A log will be kept of all complaints. It will list the name, date and time of complaint – what remedy was effected, by whom and on what date. This log will be available, upon request, with a 24-hour notice.
 7. Construction will only occur between 7 am and 7 pm Monday-Friday. There shall be no construction on the weekends or other times or days prohibited under any other Ordinance of the City.
 8. Maintenance of the Parking Deck will be restricted to Monday-Saturday 7am-7pm. There shall be no blowing, vacuuming, power washing or any other mechanical maintenance on Saturday evenings or on Sundays. Maintenance of the exterior walls shall be to the same standards and diligence as the exterior walls of the office buildings in the complex are maintained.
 9. There shall be no access from the parking decks for Buildings 9-12 and the new building through the parking deck under Building 14 to access Old Ivy Road. All vehicular traffic shall be directed to the Piedmont Road entrance.
 10. No building permit shall be issued for the proposed parking deck that does not also include the proposed seven story office building as shown on the approved site plan referenced above.

PIEDMONT ROAD

CONSTRUCTED SPACES	430
LOST SPACES	123
NET GAIN	307

PIEDMONT CENTER
PC ASSOCIATES MASTER

PC ASSOCIATES

MASTER PLAN

SMALLWOOD, REYNOLDS, STEWART, STEWART & ASSOCIATES, INC. ARCHITECTS
AUGUST 1, 2001 JOB 98050.00

JOB 99050.00



Smallwood, Reynolds, Stewart, Stewart & Associates, Inc. Architects

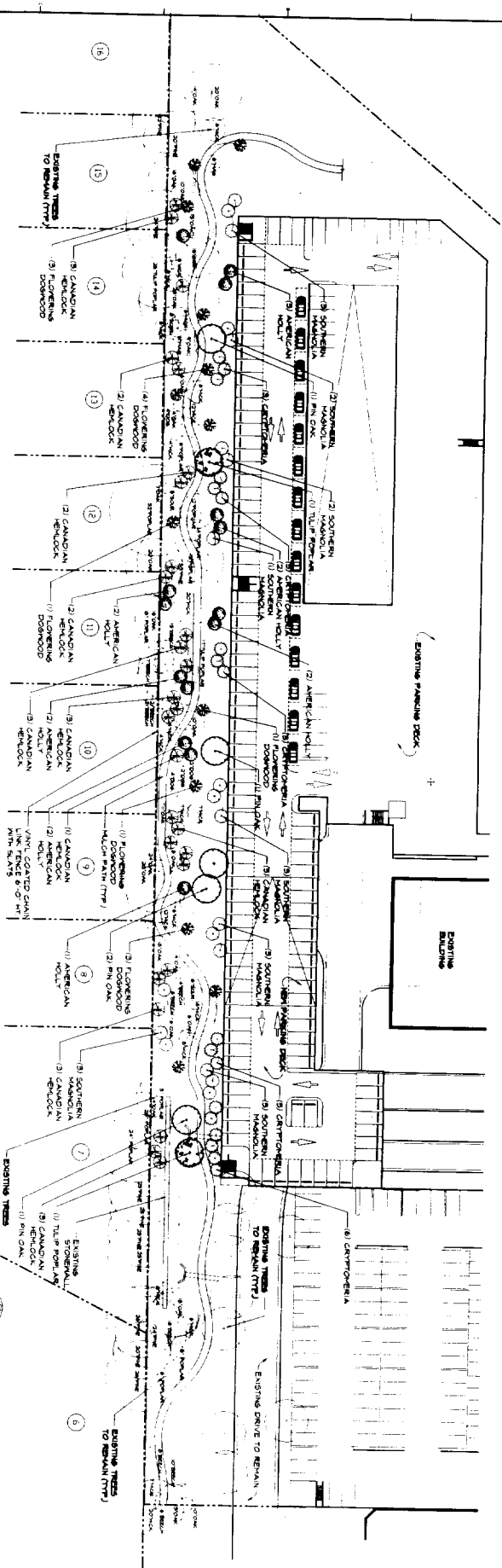
One Piedmont Center, Suite 303 3565 Piedmont Road Atlanta, Georgia 30305

[illegible]

NOT ISSUED FOR CONSTRUCTION

2 PLANT LIST

PLANTING PLAN AT 50'-0" SETBACK



RCS# 3255
11/05/01
7:15 PM

Atlanta City Council

Regular Session

01-O-1264

Z-01-53/Z-84-96; Rezone 3495-3525-3565
Piedmont Rd. from O-I-C & R-3 to PD-OC
ADOPT/SUB/AMEND

YEAS: 10
NAYS: 4
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

N McCarty	Y Dorsey	NV Moore	Y Thomas
Y Starnes	Y Woolard	N Martin	Y Emmons
N Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	N Boazman	NV Pitts

CORRECTED COPY

01-O-1264

01-0-1264

(Do Not Write Above This Line)

AN ORDINANCE Z-01-53/Z-84-96
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCE Z-84-96,
AS AMENDED, ADOPTED BY CITY COUNCIL
DECEMBER 3, 1984 AND APPROVED BY THE
MAYOR DECEMBER 5, 1984, REZONING FROM
THE O-1 (OFFICE-INSTITUTIONAL), O-I-C
(OFFICE-INSTITUTIONAL-CONDITIONAL),
& R-3 (SINGLE-FAMILY RESIDENTIAL)
DISTRICTS TO THE PD-OC (PLANNED
DEVELOPMENT-OFFICE COMMERCIAL) DISTRICT,
PROPERTY LOCATED AT 3495-3525-3565
PIEDMONT ROAD, N.E., FOR THE PURPOSE
OF APPROVING AN AMENDED SITE PLAN.
OWNER: PIEDMONT IVY ASSOCIATES, LLC
APPLICANT: SAME
BY: CARL E. WESTMORELAND, JR., ESQ.
NPU-B COUNCIL DISTRICT 7

ADOPTED BY
NOV 05 2001
COUNCIL

- Substitute As Amended*
- ☐ CONSENT REFER
 - ☒ REGULAR REPORT REFER
 - ☐ ADVERTISE & REFER
 - ☐ 1st ADOPT 2nd READ & REFER

Date Referred 8/16/01
Referred To: ZRB & zoning

Committee of the Whole
Date 8-6-01
Chair Dennis Starnes

Committee <i>Zoning</i>	Committee
Date <i>9-25-01</i>	Date
Chair	Chair
Actions Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

Committee <i>Zoning</i>	Committee
Date <i>10-30-01</i>	Date
Chair <i>Dennis M. Starnes</i>	Chair
Actions Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

COUNCIL ACTION
☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
NOV 5 2001
ATLANTA CITY COUNCIL PRESIDENT
Richard H. Parker

CERTIFIED
NOV 05 2001

Frank
DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

NOV 14 2001

WITHOUT SIGNATURE
BY OPERATION OF LAW